

VICINITY MAP

GENERAL NOTES:

A. Public Open Space Easement (P.O.S.E.)

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

B. Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of the said ordinance, and becomes effective on the connection date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

C. Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

D. Site Drainage

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit is issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required, along with a CFA for any necessary drainage improvement. The current owner shall submit a letter to the Department of Transportation and Public Works Director stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

E. Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

F. Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said lots and facilities shall include, but not limited to: private streets, emergence access easements, and gated private entrances; recreation, landscape, and open space areas, water and wastewater distribution, collection, and treatment facilities; and clubhouse, recreation buildings and outdoor facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

G. Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

H. Construction Prohibited Over Easements

No Permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

I. Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

J. Covenants or Restrictions are Un-plated

This Replat does not vacate the previous "plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

K. Building Lines

All building set back lines shall comply with requirements of the City Zoning Ordinances.

L. URBAN FORESTRY NOTE:

Compliance with Ordinance # 18615-05-2009

M. PARKWAY PERMIT

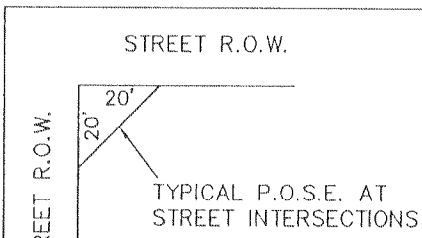
Parkway Improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

FLOOD NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C 0315 K, Map Revised: September 25, 2009, the subject tract does not appear to lie within Zone AE - (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the subject Lot does appear to lie within Zone X - unshaded (areas determined to be outside 500-year floodplain). This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject Lot and does not represent a flood study prepared by Teague Nall and Perkins. As published drainage studies and/or further revised F.E.M.A. Maps become available, they should take precedence over the location shown above.



**TEAGUE NALL AND PERKINS**  
Civil Engineering | Surveying | Landscape Architecture | Planning  
1100 Macon Street, Fort Worth, TX 76102  
(817) 336-5773



W. BROADUS ST.

M.J. AROCHA SURVEY  
A-1, TARRANT COUNTY, TEXAS

OWNERS DEDICATION

COUNTY OF TARRANT §  
STATE OF TEXAS § NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT THE FORT WORTH INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING all of Lot 1, Block 1, Rosemont Middle School Site, an addition in the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8455, Plat Records, Tarrant County, Texas, and being described to the Fort Worth Independent School District, by deeds recorded in Volume 1290, Page 231, and Volume 574, Page 277, Deed Records, Tarrant County, Texas.

NOW, WHEREAS, THE FORT WORTH INDEPENDENT SCHOOL DISTRICT BEING THE OWNER OF THE PREVIOUSLY DESCRIBED TRACT DOES HEREBY ADOPT THIS RE-PLAT AS:

LOT 1R, BLOCK 1  
ROSEMONT MIDDLE SCHOOL SITE

AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

State of Texas  
County of Tarrant

I (we) the undersigned owner(s) of the land shown on this re-plat, and designated herein as the Rosemont Middle School Site, an addition to the City of Fort Worth, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

FORT WORTH INDEPENDENT SCHOOL DISTRICT

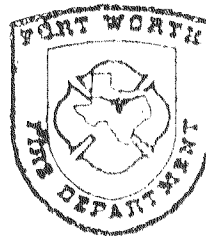
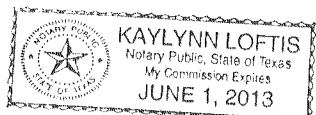
BY: *Robert Palmer* DATE: *8/9/10*  
Robert Palmer, School Officer,  
Design & Construction Services

State of Texas §  
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared *Robert Palmer* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this *9th* day of *August*, 2010.

*Kaylynn Loftis*  
Notary Public in and for the State of Texas  
My commission expires: *6/30/13*



CASE No. FS 010-071

(UNPLATTED)  
68 AC - REMAINDER  
CITY OF FORT WORTH  
VOL 985, PG 318  
5-09-1927

W. SEMINARY DRIVE  
92' WIDE R-O-W, PER PLAT A-8455

LOT 1R, BLOCK 1  
20.731 ACRES  
(20.725 NET ACRES)

10' ELECTRIC EASEMENT

LOT 1, BLOCK 1  
ROSEMONT MIDDLE SCHOOL SITE  
CABINET A, SLIDE 8455

FORT WORTH ISD  
VOL. 1290, PG. 231  
VOL. 574, PG. 277

EXIST. 12' LONE STAR GAS COMPANY  
VOL. 2818, PG. 252, CAB. A, SLIDE 8455

EXIST. 15' GAS EASEMENT  
CAB. A, SLIDE 8455

EXIST. 15' SANITARY SEWER EASEMENT  
CAB. A, SLIDE 8455

EXIST. 15' GAS EASEMENT  
CAB. A, SLIDE 8455

EXIST. 15' SAN. SEWER EASEMENT  
INSTR. # D210183992,  
D.R.T.C.T.

15' GAS EASEMENT BY  
INSTRUMENT NO. D210159146,  
D.R.T.C.T.

10' ELECTRIC EASEMENT

EXIST. 20' X 20' P.O.S.E.  
CAB. A, SLIDE 8455

EXIST. 20' X 20' P.O.S.E.  
CAB. A, SLIDE 8455

EXIST. 20' X 20' P.O.S.E.  
CAB. A, SLIDE 8455

EXIST. 20' X 20' P.O.S.E.  
CAB. A, SLIDE 8455

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SURVEYORS'  
STATEMENT

THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE GROUND SURVEY AS PERFORMED IN THE MONTH OF MAY 2010. THE CORNERS ARE MARKED AS SHOWN.

*Ricky L. Gentry*  
RICKY L. GENTRY, R.P.L.S. DATE: 8-3-10  
TEXAS REGISTRATION NO. 5519



CITY PLAT COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: *10/21/2010*

BY: *Robert Palmer* CHAIRMAN

BY: *Michelle S. S.* SECRETARY

OWNER / DEVELOPER

FORT WORTH ISD  
100 N. UNIVERSITY DR.  
FORT WORTH, TEXAS 76107  
PHONE: 817-871-2000

100 0 100 200 FEET

SCALE: 1"=100'

FINAL PLAT

LOT 1R, BLOCK 1

ROSEMONT MIDDLE SCHOOL SITE

AN ADDITION IN THE CITY OF FORT WORTH, BEING A REPLAT OF LOT 1, BLOCK 1, ROSEMONT MIDDLE SCHOOL SITE AN ADDITION IN THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 8455, PLAT RECORDS, TARRANT COUNTY, TEXAS.

THIS PLAT WAS FILED IN DOCUMENT# *D210262134*

DATE *10/22/10*

DATE: 6-09-2010 JOB NO. PKW08325 C:\AC2004\PKW08325-ROSEMONT\DWG\PLAT.DWG.